

FOR LEASE

The Village

45 Auto Center Drive | Unit 116 | Foothill Ranch, CA 92680



2,070 SF 2ND GENERATION RESTAURANT AVAILABLE

Restaurant Opportunity

2,070 SF

2nd Generation Restaurant

Available 5/1/26 - DO NOT DISTURB

DESCRIPTION

- Well maintained center with upgraded modern facades
- Street facing signage available on rear of buildings
- Platinum demographics with high average incomes within 1,3, & 5 mile radiuses and strong daytime population in immediate area
- Immediate proximity to new multi-family residential under development

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,885	100,502	236,422
Avg Household Income	\$226,396	\$191,674	\$183,484
Daytime Population	16,328	43,019	140,924

Source: Esri 2025

TRAFFIC COUNTS

Bake Pkwy	approx. 32,000 cpd
Portola Pkwy	approx. 38,100 cpd
Towne Centre Dr	approx. 11,000 cpd

Source: Costar

CONTACT

Adam Handfield

949.698.1109 | adam.handfield@srsre.com

CA License No. 01959419

Tony Vuona

949.270.8211 | tony.vuona@srsre.com

CA License No. 02046746

© SRS Real Estate Partners

680 Newport Center Dr., Ste. 300, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

SRSRE.COM

The Village

45 Auto Center Drive | Unit 116 | Foothill Ranch, CA 92680



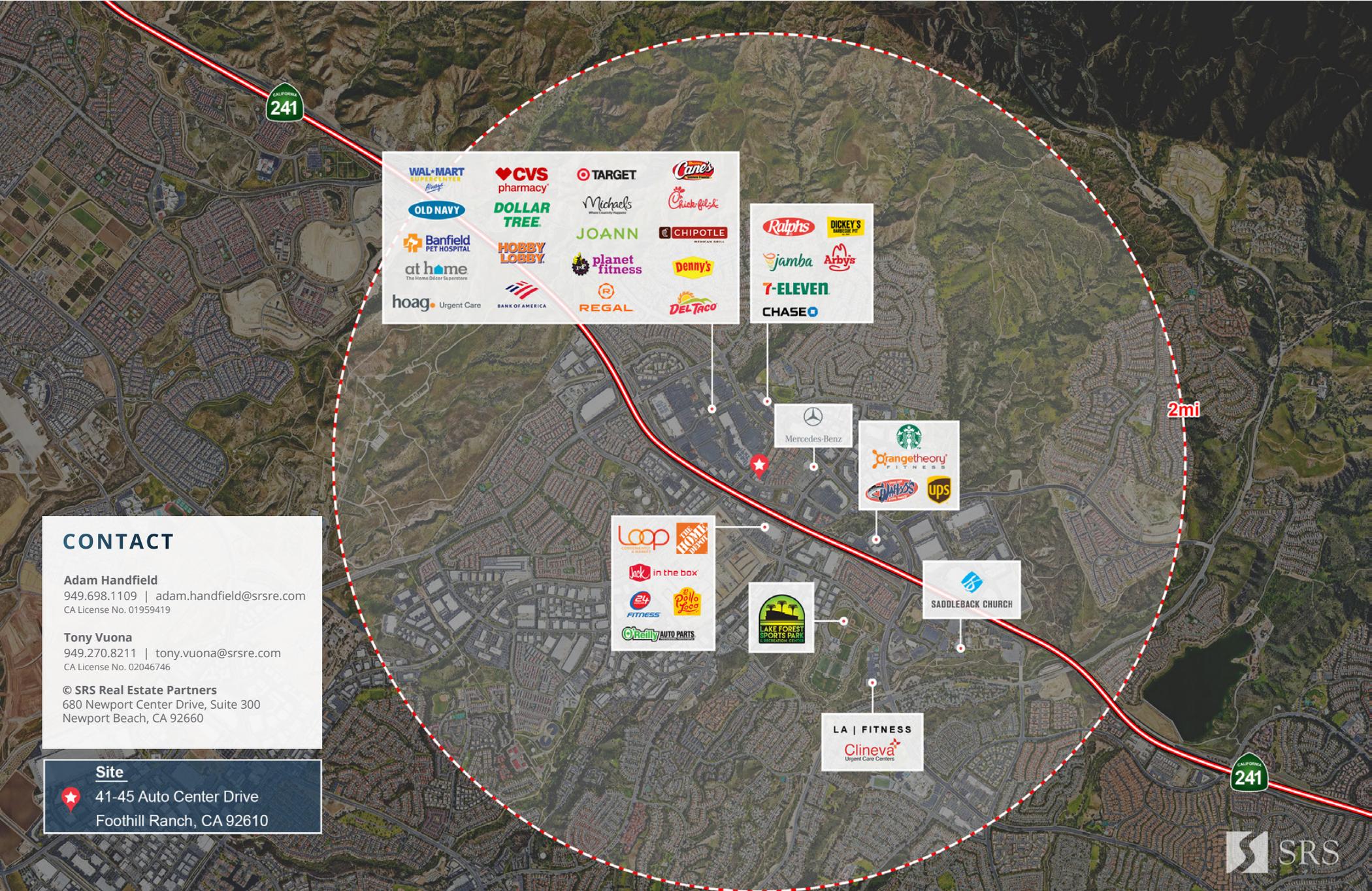
The Village Tenant Directory

Total GLA: 32,572

NO.	TENANT	(SF)
101	The Garden Mediterranean Restaurant	2,000
103	Mustard Café	1,850
105	The Row House	2,550
107	Strethlab	1,490
109A	Presotea	1,238
109B	Club Pilates	1,654
111	V's Barber Shop	1,308
113	Casita Olvera	2,492
101-102	Red Persimmon Salon	3,700
104	Zemiya	1,400
106	Goya Chai	1,300
108	Fauna Veterinary Collective	2,000
110	Towne Center Dental	2,600
112	Jersey Mike's Sub	1,430
A 116	2nd Generation Restaurant Available 5/1/26 - DO NOT DISTURB	2,070
118	Smoke Shop	1,430
120	Ahi Ahi Sushi	2,060

The Village

45 Auto Center Drive | Unit 116 | Foothill Ranch, CA 92680



CONTACT

Adam Handfield
949.698.1109 | adam.handfield@srsre.com
CA License No. 01959419

Tony Vuona
949.270.8211 | tony.vuona@srsre.com
CA License No. 02046746

© SRS Real Estate Partners
680 Newport Center Drive, Suite 300
Newport Beach, CA 92660

Site

★ 41-45 Auto Center Drive
Foothill Ranch, CA 92610

